

Appendix 9

Abandonment of Non-Conforming Buildings

Introduction

Non-conforming buildings that are deemed unsafe for occupancy and are therefore no longer operable for school purposes may qualify for abandonment. However, the cost to rehabilitate the building under consideration for abandonment must exceed 75 percent of the facility's replacement value.

Required Documents

To determine that it would not be economical or good practice to repair or reconstruct a building, the district must submit *all* of the following documentation regarding each building proposed for abandonment:

| DOCUMENT | DESCRIPTION |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Structural Engineer's Report | A report stating the structural deficiencies, and minimum requirements to bring the building into structural compliance. |
| Cost Estimate | A detailed cost estimate of the repairs noted in the structural engineer's report. Upgrading of material being repaired is not permitted. In addition, work that falls into the non-building categories of utilities, off-site development, service site development, and general site development can not be included in the structural report or cost estimate. |
| OSA Letter | A letter from the OSA concurring with the findings of the structural engineer's report and verifying that the work proposed is the minimum required to bring the building into structural compliance. |
| Floor Plan | A fully dimensioned floor plan of the structure proposed for abandonment with rooms labelled as originally designed. |

Note: The age of the non-conforming building is not a factor in determining the abandonment of the structure.

SAB Approval

Upon the recommendation of the OLA, the SAB may consider the non-conforming building for abandonment.

Form SAB 500

Building area, if approved by the SAB for abandonment, may be excluded from the district's "existing adequate area" indicated on the *Form SAB 500, Lease-Purchase Justification Document*. ©